

May 2016

20008, Woodley/ClvInd Pk, DC

Sold Summary

| | May 2016 | May 2015 | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume | \$50,920,650 | \$47,801,836 | 6.52% |
| Avg Sold Price | \$1,414,463 | \$1,448,540 | -2.35% |
| Median Sold Price | \$1,102,000 | \$540,000 | 104.07% |
| Units Sold | 36 | 33 | 9.09% |
| Avg Days on Market | 62 | 94 | -34.04% |
| Avg List Price for Solds | \$1,458,827 | \$1,541,095 | -5.34% |
| Avg SP to OLP Ratio | 98.1% | 98.7% | -0.59% |
| Ratio of Avg SP to Avg OLP | 94.8% | 93.8% | 1.04% |
| Attached Avg Sold Price | \$1,008,746 | \$754,708 | 33.66% |
| Detached Avg Sold Price | \$2,631,611 | \$5,334,000 | -50.66% |
| Attached Units Sold | 27 | 28 | -3.57% |
| Detached Units Sold | 9 | 5 | 80.00% |

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

| | May 2016 | May 2015 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 83 | 83 | 0.00% |
| New Listings | 52 | 64 | -18.75% |
| New Under Contracts | 15 | 26 | -42.31% |
| New Contingents | 21 | 30 | -30.00% |
| New Pendings | 36 | 56 | -35.71% |
| All Pendings | 50 | 70 | -28.57% |

Financing (Sold)

| | |
|--------------|----|
| Assumption | 0 |
| Cash | 8 |
| Conventional | 25 |
| FHA | 1 |
| Other | 2 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| | |
|------------|----|
| 0 | 0 |
| 1 to 10 | 5 |
| 11 to 20 | 10 |
| 21 to 30 | 8 |
| 31 to 60 | 4 |
| 61 to 90 | 2 |
| 91 to 120 | 1 |
| 121 to 180 | 2 |
| 181 to 360 | 4 |
| 361 to 720 | 0 |
| 721+ | 0 |

Sold Detail

| Price Ranges | Residential | | | | | | Condo/Coop | Active Listings | | |
|----------------------------|--------------|-------------|-------------|-------------|--------------|-------------|------------|-----------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All | Residential | | Condo/Coop |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached | Detached | Attached/TH | Attached |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 8 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 10 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 4 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 7 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 1 |
| \$1M to \$2,499,999 | 0 | 0 | 1 | 3 | 5 | 4 | 2 | 7 | 5 | 7 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 12 | 4 | 1 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 9 | 1 | 0 |
| Total | 0 | 0 | 1 | 3 | 8 | 6 | 18 | 30 | 10 | 42 |
| Avg Sold Price | \$0 | \$0 | \$1,865,000 | \$1,203,583 | \$2,727,438 | \$2,233,333 | \$568,078 | | | |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$0 | \$1,170,000 | \$5,334,000 | \$2,829,333 | \$478,077 | | | |
| Avg Sold % Change | 0.00% | 0.00% | 0.00% | 2.87% | -48.87% | -21.07% | 18.83% | | | |
| Prev Year - # of Solds | 0 | 0 | 0 | 1 | 5 | 3 | 24 | | | |

Active Detail